



**Coombeshead Cottage, Virginstow,
Beaworthy, Devon, EX21 5EA**

Guide Price £575,000 Freehold





An impeccably presented, detached bungalow enjoying excellent countryside views in a peaceful yet accessible rural location

- Hosted Virtual Viewings Available
 - 3 Bedrooms (3 En Suites)
 - Bespoke Kitchen
 - Spacious 26' (8m) Lounge
 - Dining Room
 - Off Road Parking & Garage
 - Gardens with Countryside Views
 - EPC D & Council Tax E

SITUATION Set in the parish of Virginstow, less than 1.5 miles from the self-contained village of St. Giles on the Heath with its post office general store, village hall and pub. The former market town of Launceston is some 5 miles to the south-west with supermarkets, dentists and a leisure centre, together with 2 testing 18-hole golf courses.

The A30 is 5 miles away and links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.

DESCRIPTION Presented in excellent decorative order throughout, this semi-rural property has been greatly improved by the current vendor including a new kitchen, detached garage and double glazing installed throughout.

The following comfortable accommodation is illustrated on the floorplan and briefly comprises: oak and slate storm porch opening into the entrance hall with cloaks hanging cupboard and cloakroom with low flush WC and vanity wash hand basin.

Doors open into the most impressive double aspect lounge with feature brick fireplace containing multi-fuel burner set on slate hearth and sliding doors opening onto the patio. Multi-paned glazed doors open into the double aspect dining room enjoying views over garden to countryside beyond with sliding doors to the patio.

Archway leads into the bespoke kitchen with a range of base and wall mounted shaker-style units with granite worktops over, inset ceramic sink, space for Rangemaster electric range



cooker with extractor unit over, free standing island unit with solid oak worktop. Glazed door to rear terrace and door into utility room with Worcester oil fired combi boiler for central heating and hot water, plumbing and appliance space for washing machine and dishwasher, space for fridge and freezer, base and wall units with inset stainless-steel sink.

From entrance hall there is access to the 3 double bedrooms, each with en suite bathrooms comprising sculpted panel, enclosed bath with shower over and low flush WC. The master bedroom has an extensive range of fitted wardrobes and bedrooms 2 and 3 each have a fitted wardrobe with matching dressing table.

OUTSIDE From the parish road a pair of attractive wrought iron gates with pedestrian gate open onto the gravelled parking area for several vehicles. Detached tandem garage with GRP up and over door, power and light connected and pedestrian door to side.

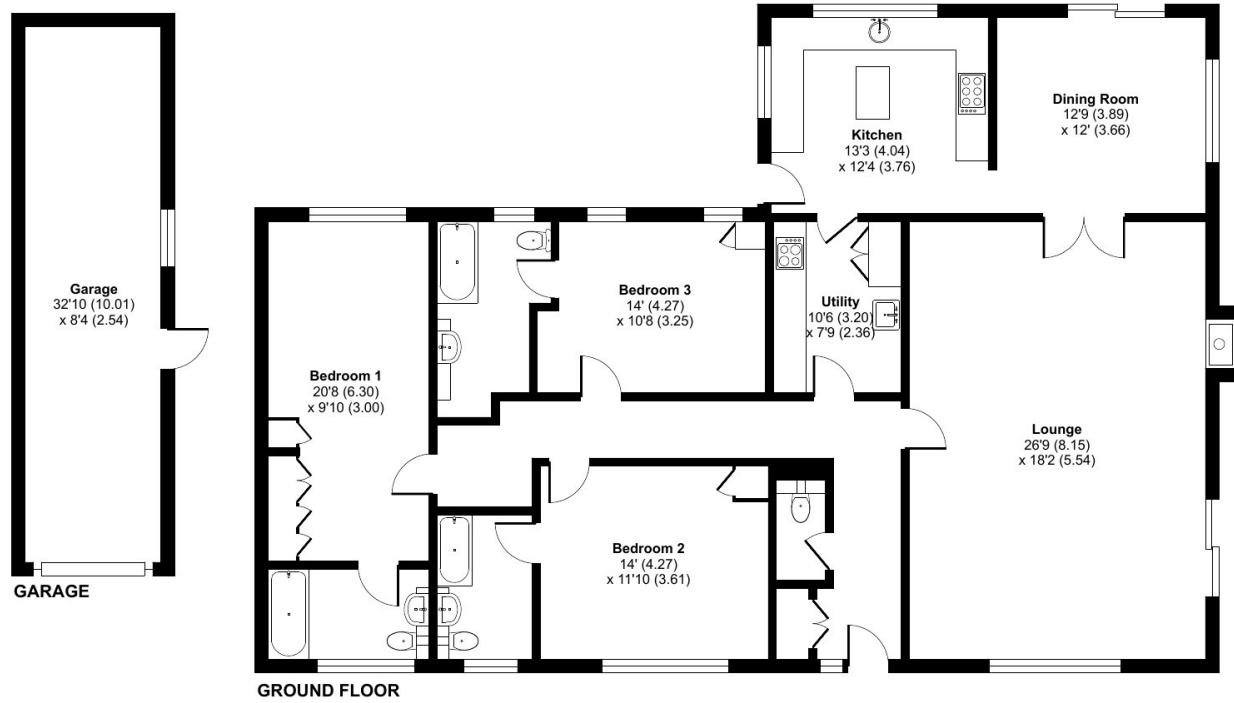
The garden is a stunning feature of the property, laid mainly to lawn with well-defined hedge and fence boundaries providing colour and interest throughout the year. Large in-ground ornamental pond with a filtration system, block built shed with power and light connected, extensive terraced patio providing excellent opportunities for al fresco dining. Adjoining vegetable garden with productive raised beds, greenhouse, timber implement shed.

SERVICES Mains water and mains electricity. Private drainage (septic tank, shared with 1 neighbour). Oil fired central heating. Double glazed throughout. Council tax band E. Full EPC documents available on request. Broadband connected (standard). Mobile phone coverage: Visit Ofcom website. Please note Agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment through David J Robinson Estate Agents and Auctioneers. Hosted Virtual Viewings are available by appointment.

DIRECTIONS
Sat Nav: EX21 5EA
WhatWwords: ///flukes.scatters.remembers

Approximate Area = 1882 sq ft / 174.8 sq m
Garage = 274 sq ft / 25.4 sq m
Total = 2156 sq ft / 200.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1110824

For more information or to arrange a viewing, please contact us:

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